



**PEAK DEVELOPMENT SERVICES**

February 2, 2006

City of Las Vegas  
Planning Department  
731 S. 4<sup>th</sup> Street  
Las Vegas, NV 89101  
702-229-6301

RE: Bell Transportation Parking Structure – Site Development Plan Review & Variance

To Whom It May Concern:

On behalf of our client, Bell Transportation, Peak Development respectfully request consideration of the enclosed site development plan review and variance for the propose parking structure and auto repair garage. The site is currently zone Industrial District (M).

The proposed parking structure will consist of 5 tiers and six (6) levels of parking. Total estimated parking count for the parking structure is 1208 spaces. Height of the parking garage is 69' 1". The structure will connect to the existing parking structure to the north on the 2<sup>nd</sup> and 3<sup>rd</sup> levels. The auto garage is located on the ground level of the structure.

The total lot coverage of the parking structure is 94% therefore requiring the request for a variance allowing 0' lot side yard setback on both sides of the structure. The proposed parking structures set back are as follows:

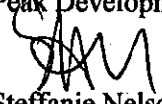
Rear – 0' where 0' is permitted  
Side – 0' where 10' is required  
Front – 20' where 10' is required

The required parking for the proposed auto garage is 135 spaces. We have provided the required spaced along with the 5 Handicap Parking stalls requires per Title 19.10. All additional spaces within the structure are intended only for fleet vehicle and not for public use.

The total square footage of the proposed auto maintenance garage is 25,906 sf. The total square footage of the proposed parking structure is 228,340 sf.

Should you have any questions or need additional information please contact our office at (702) 451-5700.

Sincerely,  
Peak Development

  
Steffanie Nelson  
Director of Development

**SDR-11676**  
**03/23/06 PC**